

**LACKAWANNA COUNTY LAND BANK
SCHEDULED MEETING MINUTES
December 14, 2018**

The scheduled meeting of the Lackawanna County Land Bank was held on Friday, December 14, 2018 in the Commissioners' Conference Room, 200 Adams Avenue, Sixth Floor, Scranton, Pennsylvania.

At 10:00 am Chairman O'Malley called the meeting to order and all joined in the Pledge of Allegiance.

ROLL CALL

Roll Call was taken by George Kelly
Commissioner O'Malley (Chairman) – Present
Henry Deecke - Present
Linda Aebli – Excused
Marion Gatto – Present
Terrence McDonnell – Present
Steve Pitoniak – Excused

Also present were Atty. Joseph Colbassani, Land Bank Legal Counsel and Ralph Pappas, Business Relations Manager, and Barbara Arens, Administrative Assistant.

PUBLIC COMMENT ON AGENDA ITEMS ONLY

There were no comments made at this time.

MINUTES

A motion was made by Marion Gatto and seconded by Terry McDonnell to approve the minutes of the November 9, 2018 meeting as prepared and presented.

All in Favor

PRESENTATION OF VOUCHERS FOR EXAMINATION AND APPROVAL

A motion was made by Marion Gatto and seconded by Henry Deecke to approve voucher expenditures of November 10, 2018 through December 14, 2018, as presented.

All in Favor

DISCUSSION ITEMS

2019 Meeting Schedule

A motion was made by Mr. Deecke and seconded by Mr. McDonnell to keep the schedule of Land Bank meeting for the second Friday of each month. In the event that Friday was a holiday, the meeting will be held on preceding Thursday.

YE 2018 Audit

The Board agreed to request quotes for the 2018 year end fiscal audit from Joe Alu and Michael Kohanski

New Interest /Land Bank- Dunmore, Old Forge, Mid Valley SD

Mr. Kelly stated that he met with Dunmore Borough Council and they are on board with joining the Land Bank. The next Dunmore School work session is scheduled for early January. Since Mr. Kelly may be out of town at that time, he requested Mr. Pappas and Mr. McDonnell meet with the School Board. He also met with Old Forge Council. They are also on board. A meeting with the Old Forge School District has to be scheduled. The Mid Valley School District is also electing to join. The Mid Valley School District is on board with any municipality within the district that is electing to join that includes, Dickson City, Olyphant and Throop. The School District planned on sending letters to these municipalities encouraging them to join.

Blight to Bright LSA Grant Update

Mr. Kelly stated that the last Blight to Bright meeting held on November 29th was a great success. The meeting was held at the 911 Center in Jessup. At that meeting, Chris Gulotta, our consultant on this project, released the blight task force’s recommendations for addressing blight in Lackawanna County. The meeting was attended by numerous municipal officials throughout Lackawanna County. The task force hopes to continue to work with these municipalities to implement the strategies outlined in the report.

1445 Meylert Avenue Update

Mr. Kelly stated that he had requested the developer notify him when the structure at 1445 Meylert Avenue was going to be razed. However, he was never notified. Mr. Kelly drove by the property on Thursday and saw that the building was demolished. Since this is the first commercial land bank property that was acquired, a press conference will be scheduled for early next year.

Bid Openings/if Necessary

Mr. Pappas stated that one bid was received for the property at 2935-2937 Pittston Avenue. The bid was from Steven Coyne. Mr. Coyne’s application stated, for now, he will maintain the property for greenspace. In the future, he hopes to have a home constructed on the parcel. This is a property that is being conveyed by the City of Scranton. City Council has approved the conveyance. Once the deed is received from the City and reviewed by Atty. Colbassani, the conveyance to Mr. Coyne can proceed.

Property Acquisition/Disposition/Donation Discussion

Mr. Pappas reviewed the properties included in the following resolutions.

Mr. Pappas stated Property Purchase and Side Lot application were received for the repository properties listed in Resolution No. 18-037. Both the staff and the Scranton Advisory committee recommended the transfer of these properties to the Land Bank.

Resolution No. 18-037- Approving the Acquisition of Additional Property from the Tax Claim Office Repository List of Unsold Property

The Properties are as follows

Parcel Address: 529 Gordon Avenue, Scranton	Parcel Pin #: 14516020007
Parcel Address: 500 Gordon Avenue, Scranton	Parcel Pin #: 14516020009
Parcel Address: 500 Gordon Avenue, Scranton	Parcel Pin #: 14516020010
Parcel Address: 519 Gordon Avenue, Scranton	Parcel Pin #: 14516020011
Parcel Address: 500 Gordon Avenue, Scranton	Parcel Pin #: 14516020012
Parcel Address: 368 North Hyde Park Avenue, Scranton	Parcel Pin #: 14514070009
Parcel Address: Rear 138 So. Van Buren Ave, Scranton	Parcel Pin #: 14513020036
Parcel Address: 525 North Bromley Avenue, Scranton	Parcel Pin #: 1451404000903

Motion by Mr. McDonnell and Seconded by Mr. Deecke

All in Favor

Mr. Pappas stated one application was received for the five properties located on Gordon Avenue from Anthony Cantafio. One application was also received for 525 North Bromley Avenue from Cody Mackin as well as the property located at 2935-2937 Pittston Avenue from Steven Coyne. Both the staff and the Scranton Advisory committee recommended the sale of these properties to the applicants.

Resolution NO. 18-038- Approving the Conveyance of Certain Land Bank Owned Property under the Land Bank Property Purchase Program

The properties, prices and purchasers are as follows:

Parcel Address: 529 Gordon Avenue, Scranton	Parcel Pin #: 14516020007
Parcel Address: 500 Gordon Avenue, Scranton	Parcel Pin #: 14516020009
Parcel Address: 500 Gordon Avenue, Scranton	Parcel Pin #: 14516020010
Parcel Address: 519 Gordon Avenue, Scranton	Parcel Pin #: 14516020011
Parcel Address: 500 Gordon Avenue, Scranton	Parcel Pin #: 1451602001
Purchaser (5 Properties): Anthony Cantafio	Price: \$1000.00
Parcel Address: 525 No. Bromley Avenue, Scranton	Parcel Pin #: 1451404000903
Purchaser: Cody Mackin	Price: \$500.00
Parcel Address: 2935-2937 Pittston Avenue, Scranton	Parcel Pin #: 16717020037
Purchaser: Steven Coyne	Price: \$600.00

Motion by Mr. Kelly and Seconded by Mr. Deecke
All in Favor

Mr. Pappas stated (1) one side lot application was received for the property located on 368 North Hyde Park Avenue from Martin and Elaine Masters. Both the staff and the Scranton Advisory committee recommended the sale of this property to the applicant.

Resolution NO. 18-039- Approving the Conveyance of Certain Land Bank Owned Property under the Land Bank Side Lot Program

The property, price and purchasers are as follows:

Parcel Address: 368 North Hyde Park Avenue, Scranton	Pin #: 14514070009
Purchaser: Martin and Elaine Masters	Price: \$100.00

Motion by Mrs. Gatto and Seconded by Mr. McDonnell
All in Favor

Mr. Pappas explained at last meeting a motion was approved to acquire the property located at Rear 138 South Van Buren Avenue and convey it to Cynthia Harris. Ms. Harris owns the property fronting on South Van Buren Avenue. Ms. Harris will also take responsibility to raze the structure on the property. The acquisition and conveyance was contingent on Ms. Harris submitting a good faith deposit in the amount of \$1000 to insure her purchase of the property. Once the sale was complete, Ms. Harris would receive \$500.00 back. Since this is a side lot, it was recommended by the staff and Advisory Committee that Ms. Harris pay \$100.00 instead of \$500.00. After conveyance, Ms. Harris will receive back \$900.00 of her good faith deposit.

Resolution NO. 18-040- Approving a Revision to a Motion regarding the Acquisition of a Property from Lackawanna County's Tax Claim Bureau Repository of Unsold Property and Disposition of Said Property

The property, price and purchaser is as follows:

Parcel Address: Rear 138 South Van Buren Avenue

Parcel Pin #: 14513020036

Purchaser: Cynthia Harris

Price: \$100.00

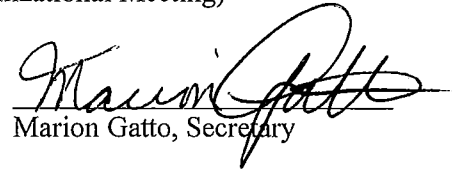
Motion by Mr. Deecke and Seconded by Mr. McDonnell

All in Favor

Opportunity for Public to Address the Board:

None at this time

Adjournment – Next Meeting: Friday, January 11, 2019 (Annual Reorganizational Meeting)



Marion Gatto, Secretary

Prepared by Ralph Pappas